PUBLIC SALE

Kardy, Brannan & Neumann, Solicitors 9525 Georgia Avenue Silver Spring, Maryland

ASSIGNEE'S SALE OF VALUABLE FEE SIMPLE PROPERTY Under and by virtue of the power and authority contained in mortgage from Louise A. Stone to Albert S. Diehl and Ide K. Diehl, his wife, dated the 2nd day of May, 1956, and recorded among the Land Records of Frederick County Maryland in Liber 565, page 101, defaut naving accured thereunder, Albert S. Diehl E and Ide K. Diehi having assigned same to the undersigned assignee, for the purpose of foreclosure, will sell at public auction at the Court House Door in the

City of Frederick on Thursday, December 4, 1962 at 3:06 o'clock P.M.

All that Lot of Ground And The Improvements thereon, situate in New Market District, Frederick County, Maryland: First: beginning at a stone twenty feet south of the center of the public road leading from New London to New Market, and running thence with lands of Cashour as follows: South 29 degrees East 20 perches to a planted fence post, North 56 degrees East 9.72 perches to a planted stone, North 13 degrees West 36 perches to a planted fence post. North 46 degrees East 1.44 perches to the West side of a private road. North 37 degrees West 4 perches to a point twenty feet from the center of the aforesaid public road, thence on the south side of said public road North 48 degrees West 7.4 perches, South 86 degrees West 8 cerches to the place of beginning, containing one acre and twenty-three square perches, more or less; and being the same real estate which was conveyed unto the said Louise A. Stone, In fee simple as the first parcel by deed of even date from the said Albert S. Diehl and Ida K. Diehl, his wife, and intended to be recorded among the Land Records of Frederick County, Maryland, prior to the recording of this mortgage.

Second: beginning at a point twenty teet from the center of the public road leading from New London to New Market, said point being also on the east side of a private road, and running thence on the east side of said private road South 35 degrees East 5.64 perches to a point six feet from the southwest corner of a hog house, thence North 46 degrees East in a straight line to the center of Ben's Creek, thence in center of said creek to a point went feet south of the center of the aforsaid public road, thence on south side of said public road South 69 degrees West 4.72 Perches to the place of beginning, containing twenty-six square perches, more or less; and being the same real estate which was conveyed unto the said Louise A. Stone, in fee simple, as the second parcel by deed of even date from the said Albert S. Diehl and Ida K. Diehl, his wife, and intended to be recorded among the land records of Frederick County, Maryland, prior to the recording of this mortgage.

Third: all that parcel of land containing iwenty acres and seventy-seven aquare perches, more or less which was conveyed unto the said Albert S. Diehl and Ida K. Diehl, his wife, as tenants by the entireties, in fee simple, as the third percei in the deed from Bertram A. Shupe and Maude B. Shupe, his wife, dated April 30, 1948, and recorded in Liber 472, folio 71, one of the Land Records of Frederick County, Maryland; less the portion thereof containing ten and one-fifth acres, more or less, which was conveyed unto James K. Lec and Gladys L. Lee, his wife, as tenants by the entireties, in fee simple, by deed from the said Albert S. Diehl and Ida K. Diehi, his wife dated June 28, 1949 and recorded in Liber 479, follo 427, one of the land records of Frederick County, Maryland; and being the same real estate which was conveyed unto the said / of Louise A. Stone, in fee simple, as the third percel by deed of even date from nley, I the said Albert S. Diehi and Ida K. Diehi, his wife, and intended to be recorded among the land records of Frederick County, Maryland, prior to the recording

Fourth: all that parcel of land containing 11003 square feet, situated in the GER VIllage of New London, in New Market District, Frederick County, Maryland, and being the same real estate which was conveyed unto the said Louise A. Stone, in fee simple, as the fourth parcel by deed of even date from the said Albert 5. Diehl and Ida K. Diehl, als wife, and infended to be recorded among the land records of Frederick County, Maryland, prior to the recording of this mortgage. Fifth: all that parcel of land containing ten and one-lifth acres, more or less, was conveyed unto the said Louise A Stone, in fee simple, as the fifth parcet by deed of even date from the said Albert S. Diehl and Ida K. Diehl, his wife, and intended to be recorded among the Land Records of Frederick County, Mary. isne, prior to the recording of this mort.

of this mortgage.

and privileges and easements Hiereto belonging or appertaining, except the mineral rights.

The property contains 23 acres more or less and is improved by a six ruom stone dwelling house with composition roof, a frame cottage containing living room, kitchen and two bedrooms, a barn, and miscellaneous outbuildings.

Terms of Sale: Cash. A deposit of \$500 at time of sale balance in cash upon final ratification of sale by the Circuit Court for Frederick County, Maryland, price from date of sale to date of settle-

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of payment and thereafter by the purchaser. Title exam-Ination, conveyancing, State and Federal revenue stamps, transfer fee and all other coets incident to settlement are to be paid by the purchaser.

fication of sale or deposit shall be forand the property resold at the risk and coats of the defendant purchaser E. Richard McIntyre, Assignee Kardy, Brannan & Neumann 15 1900 Georgia Avenue

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1, L-AWRENCE M SIGLER

HERSBY ACKNOWL SDGE TO HAVE PUPCHASED FROM ". KICHARD CINTYPH, ASSIGNED, IN NO. 2)7)1 TOUITY, THE PEAL ESTATE AND IMPROVEMENTS SET FORTH ON THU ADVERTISEMENT ATTACHED HERETO IN ACCORD WITH THE TERMS AND CONDITIONS SET FORTH IN THE

7.450.00 OF WHICH FIVE HUNDRED DOLLARS

SAID AD FOR THE SUM OF

())).) IS PAID SIMULTAENOUSLY WITH THE EXECUTION HEREOF.

"XECUTED THIS OTH DAY OF DECEMBER, 1982.

ITNESS:

E.Richard McIntyre

Filed December 14, 1962